

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

53 Milne Street, Crib Point, Vic, 3919
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$462,000

Median sale price

Median price

\$430,000	House
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Period - From

1/5/2017

 to

1/5/2017

Source

Realestate.com.au

Comparable property sales

*A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 30 Campbell Street, Crib Point	\$430,000	10/2/2017
2 3 Muriel Street, Crib Point	\$441,000	3/3/2017
3 364 Stony Point Road, Crib Point	\$480,000	2/12/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.